

## Appendix C: Estimates Completed by Independent Cost Estimator

**Wildwood Elementary School  
Amherst, Massachusetts**

### Preliminary Project Budgets Detailed Summary

Budgets prepared by A.M. Fogarty & Associates, Inc., Hingham, MA based on drawings prepared by JCJ Architecture

Option (Description)	Wildwood K-6		Co-Located Schools 2-6	
	Option W1: Reno K-6 for 360 <i>Replaces one school</i>		Option W12: New (2) 2-6 for 750 <i>Replaces two schools</i>	
Student Enrollment	360		750	
Total GSF	82,000		122,272	
Code Upgrades	0	\$ -	0	\$ -
Renovation	82,000	\$ 18,450,000	0	\$ -
Addition	0	\$ -	0	\$ -
New Construction	0	\$ -	122,272	\$ 32,371,230
Demolition	0	\$ -	82,000	\$ 553,500
Haz Mat Removal	82,000	\$ 820,000	82,000	\$ 820,000
<b>Subtotal Building</b>	<i>\$235.00</i>	<b>\$ 19,270,000</b>	<i>\$275.98</i>	<b>\$ 33,744,730</b>
Site Cost	6.0%	\$ 1,156,200	9.4%	\$ 3,163,092
<b>Total Trade Costs</b>	<i>\$249.10</i>	<b>\$ 20,426,200</b>	<i>\$301.85</i>	<b>\$ 36,907,822</b>
Design Contingency	10.0%	\$ 2,042,620	12.0%	\$ 4,428,939
CM Contingency	2.5%	\$ 561,721	2.0%	\$ 826,735
Escalation (4%/year)	5.0%	\$ 1,123,441	5.0%	\$ 2,066,838
General Conditions	14 months	\$ 1,470,000	30 months	\$ 3,450,000
General Requirements	2.0%	\$ 512,480	2.0%	\$ 953,607
Building Permit	1.0%	\$ 261,365	1.0%	\$ 486,339
P&P Bond/Insurance	2.0%	\$ 522,729	2.0%	\$ 972,679
Profit	3.0%	\$ 807,617	3.0%	\$ 1,502,789
<b>Total Construction Costs</b>	<i>\$338.15</i>	<b>\$ 27,728,172</b>	<i>\$421.98</i>	<b>\$ 51,595,748</b>
Owner Soft Costs	25.0%	\$ 6,932,043	25.0%	\$ 12,898,937
<b>Total Project Costs</b>	<i>\$422.69</i>	<b>\$ 34,660,215</b>	<i>\$527.47</i>	<b>\$ 64,494,684</b>
Effective Reimbursement Rate	0%	\$ -	53%	\$ 33,859,709
<b>Estimated Amherst Share</b>		<b>\$ 34,660,215</b>		<b>\$ 30,634,975</b>

**Notes:** Escalation is calculated at 4%/year to the approval of a Guaranteed Maximum Price construction agreement between the Town and Construction Manager at Risk.